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Building Committee Minutes 11/2/2010

TOWN OF ARLINGTON
 MINUTES
 COMMITTEE MEETING
 PERMANENT TOWN BUILDING COMMITTEE
 Tuesday, November 2, 2010

PRESENT: John Cole, Robert Jefferson, Suzanne Robinson, Mark Miano, Jeff Thielman, Michael Boujoulian

ABSENT: Brian Sullivan, Bill Shea, Rob Juusola

GUESTS: Jeff Shaw - Donham & Sweeney
 Bonnie DeSouza - T2 Turowski Architects
 Kathleen Bodie - Superintendent School
 Diane Johnson - CFO School
 Alan Brown - Principal, Stratton School

The meeting was called to order at 7:30 p.m.

Highland and Central Fire Stations

Committee voted to sign CO #'s 4, 5, 6, 8, 9, 10 & 11.

Donham & Sweeney gave a brief update on the status of work at both stations. Roofing to begin shortly at Central, masonry almost complete at Highland and progressing at Central.

Donham & Sweeney noted that a winter conditions work plan has not yet been received from the contractor and that cold weather is now affecting the work. The contractor has stated they may choose to hold off on further masonry work until spring 2011.

The committee voted to accept the application for payment but that a check would not be released until the architect reported that the following items had been received: winter conditions work plan, updated project schedule & the completed LEED work plan.

The committee authorized the OPM to begin completing the 50% DCAM review form for the general contractor. This will be submitted when the Highland Station approached 50% complete.

Committee unanimously approved construction payments listed below with the contingency that payment not be issued until the architect receives an updated schedule, winter condition plans and final LEED plans.

Central [44% complete], \$292,136.78

Highland [18.5% complete], \$112,155.67

Also approved COs (change order) 4 thru 11, excluding 7 (doesn't exist) per the amounts listed below.

CO#4	deletion of skylights	(\$8,142)
CO#5	interior granite -> CMW	(\$11,011)
CO#6	painting structural lintels	\$4,776
CO#8	fin tube	(\$569)
CO#9	structural beam	\$1,185
CO#10	patching of roof	\$1,433
CO#11	excav. stone foundation	\$2,736

Committee approved Castagna Construction and subs to work on any Sunday contingent on the police department or any other appropriate regulatory departments approval.

Committee approved increasing hours in November and December for the OPM/clerk on site from current 16 hours / week up to 40 hours / week subject to discussion by Chief with PMA per availability and cost. Issue to be reviewed again in January.

The following invoices were approved:

Central Fire Station
Donham & Sweeney: Phase 2 #11 \$2,182.46

Highland Fire Station
Donham & Sweeney: Phase 2 #15 \$7,573.74

Community Safety

Committee agreed to approve \$10,083.15 for armory storage quote provided by Captain Flynn.

Committee approved COs 3 thru 8, and 10 thru 11 with the T&M not to exceed numbers per the amounts listed below.

CO#3	plaza drain revisions	\$1,136
CO#4	unit price tabulation	(\$50,655)
CO#5	contract time extension	n/a
CO#6	added light fixture	\$1,217
CO#7	expansion joint	\$3,989
CO#8	water damage – corridor	\$982
CO#10	water damage - weapon rm	\$1,687
CO#11	water damage - shooting still	\$3,731

Motion to approve CO #9 to provide an additional \$40,987 in funds for the pergola.
Made by Chief, 2nd by Mark, passed with 4 in favor, 1 against (Michael)

Other Business:

Approve amendment to Ammondson's amendment for additional testing for the amount of \$41,880.

Stratton School:

Potential of PCBs in caulking around windows and vents. Lexington recently experienced this issue during construction.

Air baseline testing - \$5,000
Sample testing of caulk - \$3,000

Cost estimate for Phase 2 provided.

Total: \$2,140,000, (includes PCB testing and hazmat estimates)
November ask: \$1,430,000

Excludes CA, HazMat (Asbestos and PCB), OPM, Contingency and Optional items
Credits in \$30k from phase 1 rolled over and \$50k from Fin Com.

Motion to approve and ask at November Town meeting for \$1.43 million for Stratton school renovations. Passed unanimously

Motion to approve construction Payment #5 for \$27,521.50. Passed unanimously.

Phase 1 complete. Roof warranty inspection on Monday completed. 2 items and walk-off mats remaining on punch list. Electrical transformer two-thirds complete. Waiting for NSTAR's delivery. On schedule for providing 60% estimate for Dec 21st meeting.
SD documents to be reviewed at next meeting (11/16). To be emailed to committee for review prior.

Minutes from Donham & Sweeney:

Committee voted to sign CO #'s 4, 5, 6, 8, 9, 10 & 11.

D&S gave a brief updated on the status of work at both stations. Roofing to begin shortly at Central, masonry almost complete at Highland and progressing at Central.

D&S noted that a winter conditions work plan has not yet been received from the contractor and that cold weather is now affecting the work. The contractor has stated they may choose to hold off on further masonry work until spring 2011.

The committee voted to accept the application for payment but that a check would not be released until the architect reported that the following items had been received: winter conditions work plan, updated project schedule & the completed LEED work plan.

The committee authorized the OPM to begin completing the 50% DCAM review form for the general contractor. This will be submitted when the Highland Station approached 50% complete.

Notes from Ammondson Architects:

Phase 1

1. R. Flynn presented for funding approval, a proposal from Systematics in the amount of \$10,083.15 to provide weapons and ammunition storage cabinets and shelving for the weapons storage room. The proposal includes installation by Systematics. The purchase was approved by the PBTC. APD will provide a security camera for the room.

2. S. Kearns and E. Ammondson gave a progress and schedule update. The project may be slightly behind the 11/19/10 completion date. Chapman's 11/1/10 schedule was distributed.

3. Mr. Ammondson and Mr. Kearns presented for approval Change Orders 3-11. CO 3-7 were presented and verbally approved at the 10/21/10 meeting. No action was taken at that time due to the lack of a quorum. These were approved by the PBTC without discussion. CO 8, 10 and 11 are for additional work to the lower level due to unforeseen water damage. CO 8, 10 and 11 were approved. CO 9 for the pergolas was discussed and approved. The 11/2/10 CO Log is attached.

Phase 2

1. Mr. Ammondson presented Contract Amendment No. 2 for approval. This was discussed at the 10/21/10 meeting but no action was taken due to a lack of a quorum. CA No. 2 was approved without discussion.

Adjourned at 10:20 p.m.

Respectfully submitted,

Suzanne Robinson

